



Higham Estate Agents



26 Green Avenue

Tyldesley, Manchester, M29 7EH

Offers in the region of £325,000

HIGHAM ESTATE AGENTS are delighted to introduce a pristine three-bedroom, extended semi-detached home positioned on the sought-after Green Avenue in Astley. Providing generous living space for a family, this property features a full-width kitchen extension that serves as a fantastic family room plus three double bedrooms. Additionally, it offers unobstructed views to the rear without being directly overlooked. This property is conveniently near local schools and offers easy access to various local amenities, public transport options for commuters, and is just a short walk from the Bridgewater Canal.

The property includes an entrance hallway with a storage cupboard, stairs leading to the first floor, access to the W.C., utility room, and an internal door that opens into the impressive living area. Transitioning into the kitchen, there are contemporary wall and base units with matching work surfaces, splashbacks, and room for standalone appliances. Additionally, the extended family room features a seating area with bi-folding doors overlooking the rear garden, a spacious dining area, and an open archway leading to the separate living room. To the first floor, you will find a generous master bedroom at the front featuring a bay window and fully fitted wardrobes, plus two, rear facing bedrooms both with fitted wardrobes. Completing the internal layout is a contemporary three-piece family shower room and a separate office space. Externally this beautifully rendered property oozes in kerb appeal and offers off road parking via a driveway. At the back, the garden features a raised wooden decking and patio with breathtaking open views. Furthermore, there is a spacious storage shed of timber construction at the rear, complete with a separate room currently utilized as a home gym, boasting UPVC windows and patio doors. In addition, the property is connected to all mains services and features UPVC double glazing and gas central heating.

- Extended Semi Detached
- Three Double Bedrooms
- Stunning Kitchen Family Room
- Not Over Looked to Rear
- Driveway Parking
- Popular Residential Area
- Wigan Council Tax Band B
- Leasehold £5 PA 999 years from 1936

Viewing

Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.



3



2

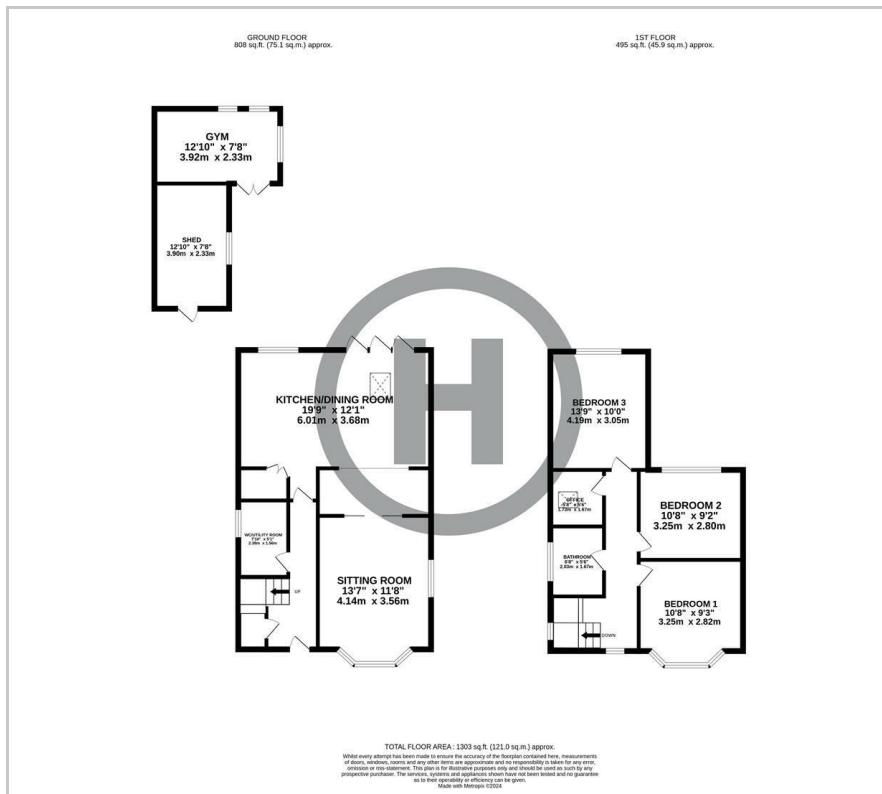


2



C

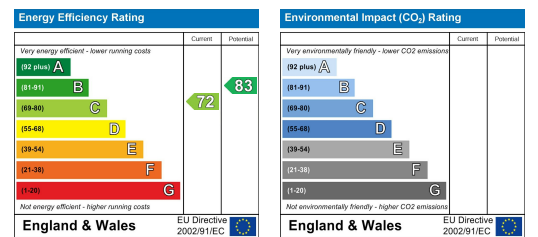
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.